LOT 1
CRANE ISLAND PHASE 1 PB 8/308

STAMM TODD M
4911 GLEN HEATHER COURT
SUGAR LAND, TX 77479

**2024**

**19-2N-28-1000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

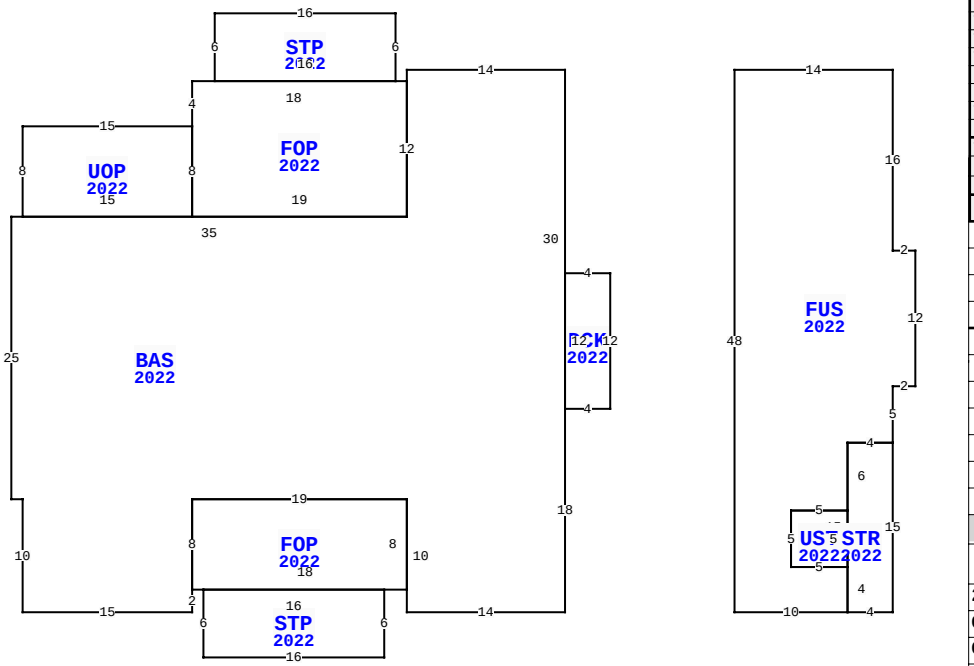
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 2036.0100 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,697 | 100 | 1,697 | 1,096,550 |
| DCK | 48 | 10 | 5 | 3,231 |
| FOP | 152 | 30 | 46 | 29,724 |
| FOP | 228 | 30 | 68 | 43,940 |
| FUS | 636 | 100 | 636 | 410,964 |
| STP | 96 | 10 | 10 | 6,462 |
| STP | 96 | 10 | 10 | 6,462 |
| STR | 85 | 10 | 8 | 5,169 |
| UOP | 120 | 20 | 24 | 15,508 |
| UST | 25 | 45 | 11 | 7,108 |
| TOTALS | 3,183 | | 2,515 | 1,625,118 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 22 | 2,515 | 430.7794 | 646.17 | 1,625,118 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SFR CUST – 0% - 0 Heated Area: 2333 HX Base Yr




2 CRANE ISLAND DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 1,733,807 |
| TOTAL MARKET OB/XF VALUE | 28,560 |
| TOTAL LAND VALUE - MARKET | 550,000 |
| TOTAL MARKET VALUE | 2,312,367 |
| SOH/AGL Deduction | 634,372 |
| ASSESSED VALUE | 1,677,995 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,677,995 |
| TOTAL JUST VALUE | 2,312,367 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,525,450 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20200908 | NEW CONSTR | 0 | 03/08/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2363/0068 | 5/22/2020 | WD | Q | V | 01 | 525,000 |

GRANTOR: CRANE ISLAND MODEL HO

GRANTEE: STAMM TODD M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W14 S1 FOP=[YR=2022] W1 STP=[YR=2022] N6 W16 S6 E16$ W18 S4 UOP=[YR=2022] W15 S8 E15 N8$ S8 E19 N12$ S12 W35 S25 E1 S10 E15 N2 FOP=[YR=2022] E1 STP=[YR=2022] S6 E16 N6 W16$ E18 N8 W19 S8$ N8 E19 S10 E14 N18 DCK=[YR=2022] E4 N12 W4 S12$ N30$ PTR=E15 FUS=[YR=2022] E14 S16 E2 S12 W2 S5 STR=[YR=2022] S15 W4 N4 UST=[YR=2022] N5 W5 S5 E5$ W5 N5 E5 N6 E4$ W4 S15 W10 N48$ W15$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 2,856.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 28,560 | |

## LAND DESCRIPTION

TOTAL OB/XF 28,560

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000116 | C | SFR MARSH | 0 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 550,000.00 | 550,000.00 | 550,000 | | | | | | | |

REVIEW DATE 01/04/2023 BY TW Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 08/06/2024 BY SYS

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CRANE ISLAND PHASE 1 PB 8/308

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SUGAR LAND, TX 77479

**2024**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Quality | 03 | Quality Level 03 |

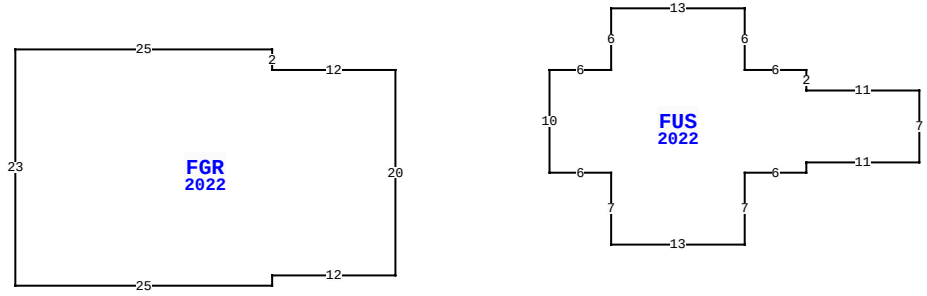
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2036.0100 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| FGR | 815 | 55 | 448 | 51,581 |
| FUS | 496 | 100 | 496 | 57,108 |
| TOTALS | 1,311 | | 944 | 108,689 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 22 | 944 | 332.2888 | 116.30 | 109,787 | 2022 | 2022 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 0% - 0 Heated Area: 496 HX Base Yr




2 CRANE ISLAND DR, FERNANDINA BEACH

| | | | |
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| BLD DATE | | LGL DATE | |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

### VALUATION SUMMARY

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| TOTAL EXEMPTION VALUE | 0 |
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| NCON VALUE | 0 |
| INCOME VALUE | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2363/0068 | 5/22/2020 | WD | Q | V | 01 | 525,000 |

GRANTOR: CRANE ISLAND MODEL HO

GRANTEE: STAMM TODD M

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=2022] W12 N2 W25 S23 E25 N1 E12 N20$ PTR=E15
FUS=[YR=2022] E6 N6 E13 S6 E6 S2 E11 S7 W11 S1 W6 S7 W13 N7 W6 N10$ W15$.

## EXTRA FEATURES

| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 01/04/2023 BY TW Total Acres: 0.00 Total Land Value: 550,000 Market: 0 Agricultural: 0 Common: 550,000 PRINTED 08/06/2024 BY SYS